

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: January 15, 2019

Re: First Reading of an ordinance to rezone a 33-acre tract, more or less, from “Agricultural-General (A-G)” to “Single-Family Residential (R-1)” located in the vicinity of 15378 270th Street and legally described as the SE¼ of the SW¼ less the west seven (7) acres in Section 27 of Winfield Township.

The Planning Commission unanimously recommended approval of the rezoning in accordance with staff’s recommendation. The Commission determined that the request met a preponderance of the criteria of the land use policies. The area is currently zoned A-G which is designated as a “holding zone” until compatible development is proposed, it is shown on the Future Land Use Map as appropriate for residential development, it has soils with marginal crop productivity, it is near employment and commercial centers, it has access to a paved road and it is adjacent to other residential development. The property also is not directly adjacent to Long Grove corporate boundary and therefore could not be annexed.

The Board of Supervisors held a public hearing on the application on January 10th. Many of the concerns raised by neighboring property owners at that hearing were related to issues that would be addressed during the review of any future subdivision of the property. Other concerns appeared to be related to private disputes among the neighbors and objections to the existing condition of the applicant’s property.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the request to rezone this property from Agricultural-General (A-G) to Single-Family Residential (R-1) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 19-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 33 ACRES IN SECTION 27, WINFIELD TOWNSHIP FROM AGRICULTURAL-GENERAL (A-G) TO SINGLE-FAMILY RESIDENTIAL (R-1), ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY
IOWA:

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate is hereby rezoned from Agricultural-General (A-G), to Single-Family Residential (R-1) to-wit:

The SE¹/₄ SW¹/₄, less the west seven (7) acres, of Section 27 of Township 80 North, Range 3 East of the 5th P.M.

Section 2. This ordinance changing the above described land to Residential Single-Family (R-1) is approved as recommended by the Planning and Zoning Commission.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2019.

Tony Knobbe, Chair
Scott County Board of Supervisors

Roxanna Moritz, County Auditor